



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMNT CD										TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																
Exterior Wall 25 MOD METAL 100										0820	02	1,344	89.6000	62.72	84,296	1977	1977	0	0	0	70.00	30.00	Tax Group: 6 Tax Dist:																
Roof Structur 03 GABLE/HIP 100										1 M/H 93- - 100% - 2024										Heated Area: 1344 HX Base Yr 2024																			
Roof Cover 01 MINIMUM 100										24 56 24 BAS 1993 56										BUILDING MARKET VALUE										25,289									
Interior Wall 04 PLYWOOD 100																				TOTAL MARKET OB/XF VALUE										3,661									
Interior Floo 14 CARPET 90																				TOTAL LAND VALUE - MARKET										65,100									
Interior Floo 08 SHT VINYL 10																				TOTAL MARKET VALUE										94,050									
Air Condition 01 NONE 100																				SOH/AGL Deduction										0									
Heating Type 02 CONVECTION 100																				ASSESSED VALUE										94,050									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB										50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE										44,050									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE										94,050									
Stories 1. 1. 100																				NCON VALUE										0									
Units 0 100																				INCOME VALUE																			
BUD8 Adjustme 06 DIST 1D 100																				PREVIOUS YEAR MKT VALUE										92,318									
Quality 03 Quality Level 03																																							
DOR CODE 0200 MOBILE HOME																																							
MAP NUM MKT AREA 09																																							
NEIGHBORHOOD/LOC 9001.00																																							
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																																							
BAS 1,344 100 1,344 25,289																																							
TOTALS 1,344 1,344 25,289																																							
EXTRA FEATURES										5741 STAFFORD RD, BRYCEVILLE																													
L N OB/XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU																													
1 1242 WD DECK A 0 100 8 12 96.00 SF 10.00 10.00 100 1980 1980 3 20 192																																							
2 0350 CARPORT WD 0 100 32 40 1,280.00 SF 9.75 9.75 100 1986 1986 3 20 2,496																																							
3 0811 CONCRETE B 0 100 24 24 576.00 SF 5.20 5.20 100 1980 1980 3 32.5 973																																							
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